



2A Manor Park Way, Lepton, Huddersfield, HD8 0AJ  
£300,000

bramleys

**\*\*LOVELY RURAL VIEWS TOWARDS CASTLE HILL\*\***

This detached bungalow must be viewed to fully appreciate the elevated position and stunning views enjoyed to the rear. Requiring a programme of modernisation and refurbishment works, this property presents a fantastic opportunity for those with a vision to transform this space into a modern home. Situated within the sought-after area of Lepton, with amenities nearby and access to the M1 motorway network.

Offered for sale with no upward chain, the property provides versatile accommodation which briefly comprises:- entrance hall, dining room with steps down to the lounge, separate kitchen, master bedroom with en suite, 3 further bedrooms, all of which enjoy rural views to rear, and 3 piece bathroom. Externally there are gardens to four sides, which will require landscaping. Together with the added benefit of off road parking, via two driveways and an attached garage.

An internal inspection is strongly encouraged to appreciate the space, position and potential this property has to offer.



## GROUND FLOOR:

### Entrance Hall

A timber entrance door gives access to the entrance hall which has a built-in cloaks cupboard, 2 central heating radiators and access to the loft.

### Kitchen

14'7" x 8'4" (4.45m x 2.54m)

Fitted with a range of wall and base units with working surfaces over, breakfast bar, stainless steel sink unit, integrated oven, gas hob and space for a tall fridge freezer. There are two uPVC double glazed windows, a central heating radiator and an external uPVC door to the side.

### Dining Room

11'8" x 10'4" (3.56m x 3.15m)

The dining area has a uPVC double glazed window, a central heating radiator and steps lead down to the lounge which is open plan to the dining room.

### Lounge

16'0" x 11'9" (4.88m x 3.58m)

This spacious reception room is fitted with a brick fireplace with gas fire, wall light points, a uPVC double glazed window which enjoys views to rear and a set of sliding aluminium patio doors, which lead out onto a patio area.

### Master Bedroom

11'10" x 10'5" (3.61m x 3.18m)

This double bedroom is fitted with a central heating radiator and a uPVC double glazed window, which provides lovely rural views to rear.

### En suite Shower Room

Having part tiled walls, a low flush WC, pedestal wash hand basin and shower enclosure. There is also a central heating radiator and a uPVC double glazed window.

### Bedroom 2

10'3" x 8'5" (3.12m x 2.57m)

Having a central heating radiator and uPVC double glazed window with views to rear.

### Bedroom 3

10'3" x 8'5" (3.12m x 2.57m)

With a central heating radiator and uPVC double glazed window, with views to rear.

### Bedroom 4

8'5" x 8'2" (2.57m x 2.49m)

Fitted with a central heating radiator and uPVC double glazed window, enjoying views to the rear.

### Bathroom

Furnished with a coloured bathroom suite comprising panelled bath with mixer shower attachment over, low flush WC and a pedestal wash hand basin. There is also a built-in



cupboard, central heating radiator and a uPVC double glazed window.

### OUTSIDE:

To the front is a gravelled garden area and driveways to both left and right of the bungalow. The attached garage has an up and over door and measures 10'1 x 16'2. The garage houses the gas meter and fuse box. There are uneven lawned gardens to both sides and rear of the property which require landscaping. The property enjoys lovely rural views towards Castle Hill.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), proceed through the traffic lights at Aspley, Moldgreen and Dalton. At the traffic lights in Waterloo take the right hand lane into Penistone Road, passing Morrisons supermarket on the left hand side. Continue along this road and take a left hand turning into Station Road, proceed up the hill, taking the fourth left hand turning into Common End Lane, proceed straight ahead and follow the road as it bears right. At the t-junction take a right hand turning into Manor Park Way where the property can be found on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

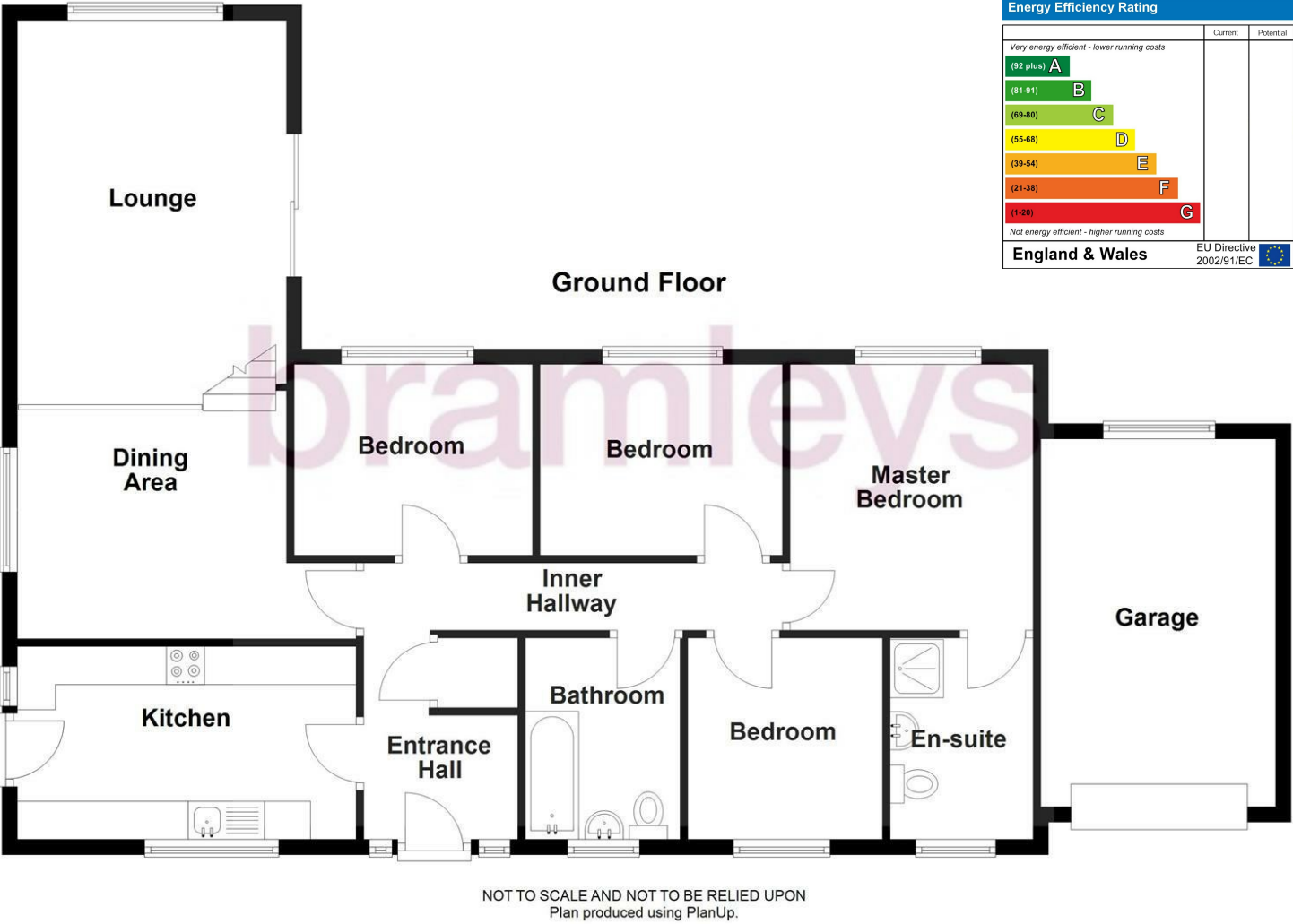
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

### VIEWINGS:

Please call our office to book a viewing on 01484 530361.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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